

All Agency Project Request

2013 - 2015 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Whitewater	285-0N-0012	UPHAM HALL

<u>Project No.</u>	16H2X	<u>Project Title</u>	Upham Hall Roof Replacement
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Project Intent

This project provides investigation and research, pre-design, and design services to replace all roofing systems for Upham Hall. The roof areas will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures.

Project Description

This project replaces roof coverings and completes all other associated ancillary work to maintain envelope integrity and prevent damage to the building and its contents. Project work includes replacing 42,600 SF of rubber ballasted roof with a fully adhered EPDM roof system. The roof insulation will be removed down to the concrete deck and properly disposed. The deck will be inspected to ensure it is clean and free of defects, and new insulation with an average R value equal to 25.2 will be installed. The roof systems will be tapered to drain areas as needed. Drains will be inspected and clamping bowl rings and bowl bolts replaced to ensure a proper seal. Staging areas will be strictly defined and coordinated with campus to ensure pedestrian safety and underground utilities are protected as roof replacement proceeds.

Project Justification

Sections of Upham Hall were remodeled in 2005 and 2006 (03J4Q), and numerous roof leaks appeared since project completion. Recent inspections by campus staff, DFD staff and roofing contractors determined that an inadequate amount of insulation was installed. Due to the lack of information, replacement instead of repairs has been recommended. There are numerous leaks in multiple sections of the building causing disruptions to scheduled classes. The leaks are causing damage to interior building finishes, furniture, and equipment. Environmental Chamber #3 was damaged and replaced due to water damage. Academic staff have been relocated due to black mold issues in their offices. Their offices will need remediation before occupancy can occur again. Water infiltration has begun in the chemistry and biology laboratories. This will eventually affect the availability of those spaces.

The roof replacement will prevent moisture from entering the building where it has done extensive damage. In addition, the project will bring the building insulation up to the current DFD standard of 25.2. From cores taken by a roofing contractor the current R value ranges from 2 to 6. Review by campus and DFD staff discovered that the current roof is not under warranty even though it is only ten years old.

A/E Consultant Requirements

☒ A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of roofing systems and exterior building envelope renovation/restoration within institutional environments as part of a design team. Consultants should also have specific expertise and experience in the design and coordination of roof replacements with materials specified for longevity and low cost maintenance. Work includes report of existing roof conditions, site surveys, acquiring field data, and verifying as-built conditions to assure accurate development of design and bidding documents, and drafting roof plans and details for production of necessary design and bidding documents. Consultants should indicate specific projects from past experience (including size, cost, and completion date) in their letter of interest and when known, include proposed consulting partners and specialty consultants.

The consultant will verify project scope, schedule and budget estimates and recommend modifications as required to complete the specified project intent. The consultant will prepare a pre-design document to establish an appropriate project scope, budget, and schedule prior to the university seeking authority to construct from the Board of Regents and the State Building

Commissioning

☒ Level 1

☐ Level 2

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2013 - 2015 Biennium

Commission.

Project Budget

Construction Cost:	\$
Haz Mats:	\$
Construction Total:	\$
Contingency: 15%	\$
A/E Design Fees: 8%	\$
DFD Mgmt Fees: 4%	\$
Other:	\$
	\$1,085,500

Funding Source(s)

GFSB - Facilities Maintenance & Renovation [Z060]	\$1,085,500
PRSB - []	\$0
Agency/Institution Cash []	\$0
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$0
Other Funding Source	\$0
	\$1,085,500

Project Schedule

SBC Approval: 04/2017
A/E Selection: 10/2016
Bid Opening: 06/2017
Construction Start: 07/2017
Substantial Completion: 09/2017
Project Close Out: 12/2017

Project Contact

Contact Name: Jeff Klamik
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Telephone: (262) 472-6729 x

Project Scope Consideration Checklist

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- Will the building or area impacted by the project be occupied during construction? If yes, explain how the occupants will be accommodated during construction. ☒ ☐
All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.
- Is the project an extension of another authorized project? If so, provide the project #... ☐ ☒
- Are hazardous materials involved? If yes, what materials are involved and how will they be handled? ☐ ☒
Hazardous materials abatement is not anticipated on this project.
- Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent? ☐ ☒
- Will the project impact the heating plant, primary electrical system, or utility capacities supplying the building? If yes, to what extent? ☐ ☒
- Are other projects or work occurring within this project's work area? If yes, provide the project # and/or description of the other work in the project scope. ☐ ☒
- Have you identified the WEPA designation of the project...Type I, Type II, or Type III? ☒ ☐

All Agency Project Request

2013 - 2015 Biennium

Type III.

8. Is the facility listed on a historic register (federal or state), or is the facility listed by the Wisconsin Historical Society as a building of potential historic significance? If yes, describe here. ☐ ☒
9. Are there any other issues affecting the cost or status of this project? ☒ ☐
Roof inspection, scans and cores should be completed to ensure all problems are accounted for and corrected.
10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed solution. ☒ ☐
Project work is seasonal. Preferred project work schedule should be limited to late spring, summer, and/or early fall months if possible.
11. Will the project improve, decrease, or increase the function and costs of facilities operational and maintenance budget and the work load? If yes, to what extent? ☒ ☐
Completion of this project will decrease operational maintenance costs.
12. Are there known code or health and safety concerns? If yes, identify and indicate if the correction or compliance measure was included in the budget estimate, or indicate plans for correcting the issue(s). ☒ ☐
The moisture leaks have caused the growth of mold in some offices. Staff has been relocated from their offices to other vacant locations, not affected by the moisture. UWW will have a company abate the office and our staff will replace drywall, ceiling tiles, carpeting, etc.
13. Are there potential energy or water usages reduction grants, rebates, or incentives for which the project may qualify (i.e. Focus on Energy <<http://www.focusonenergy.com>> or the local utility provider)? If yes, describe here. ☐ ☒
14. If this is an energy project, indicate and describe the simple payback on state funding sources in years and the expected energy reduction here. ☐ ☒